



“Chime House”, Audlem Road, Hankelow CW3 0JE

**CHESHIRE
LAMONT**



A recently constructed superior "B" rated individual detached family home enjoying a fine position bordering and overlooking open fields within the centre of Hankelow village providing superbly arrayed and appointed accommodation of significant appeal and incorporating a range of attractive features to 1940 sqft. NO CHAIN for early completion. Viewing highly recommended.

- PRICED TO SELL DUE TO ILL HEATH
- A most deceptively spacious and individual detached family home
- Recently constructed to an exacting specification and standard
- Providing lovely flowing accommodation with open plan design
- Overlooking open fields to the rear and standing within the centre of Hankelow village
- Spacious reception hall with open access to lounge, study/sitting room and cloakroom
- Superb open plan family dining kitchen enjoying lovely views over the rear garden and countryside beyond
- Master bedroom with built-in wardrobes and en-suite shower room
- Three further double bedrooms and superb large contemporary bathroom
- Oak doors, oak and glazed staircase and high quality floorings
- NO CHAIN

Agents Remarks

Chime House incorporates superb design, features and character and benefits from spacious accommodation with open plan design with an impeccably appointed kitchen, laundry room, lounge, study/sitting room and cloakroom. The property has four spacious bedrooms, an en-suite and spacious luxurious bathroom. The property has been designed and constructed to be as energy efficient as possible and benefits from a "B" rating through efficient heating, solar panels and exceptional insulation



standards. Hankelow is a lovely village that is well known for its range of period and calibre housing, village green with duck pond, village hall and community owned White Lion Pub Restaurant and Hotel. The village sits between the charming South Cheshire villages of Audlem and historic Nantwich.

Property Details

A driveway leads to a large private parking area extending to the front of the property, bordered by high fencing and screened by Laurels with a sloping tiled path ascending to a high quality uPVC double glazed door allowing access to:

Glorious Reception Hall

A wonderful spacious entrance to the property enjoying delightful aspects through to the open plan Family/Dining Room and countryside beyond with a handsome oak and glazed staircase ascending to first floor, oak door to built-in double cupboard, high uPVC double glazed windows to gable end, high quality engineered oak flooring throughout, radiator and open access leads to:

Lounge 18' 5" x 10' 2" (5.61m x 3.10m)

With uPVC double glazed windows to front and side elevations, contemporary column radiator and engineered oak flooring.

From the Reception Hall an oak door leads to:

Study/Sitting Room 11' 3" x 7' 8" (3.43m x 2.34m)

With a uPVC double glazed window to front elevation and contemporary column radiator.

From the Reception Hall an oak door leads to:

Cloakroom

With wall mounted wash basin, WC, chrome radiator, uPVC double glazed window, engineered oak flooring and a further oak door leads to:

Plant Room

With a pressurised vented cylinder system, wall mounted electric boiler, and solar power controls for 17 solar panels.

From the Reception Hall open access leads to:

Living/Family/Dining Kitchen 24' 1" x 10' 1" (7.34m x 3.07m)

Living/Dining Area

A lovely versatile room enjoying beautiful aspects over the rear garden and open fields beyond via uPVC double glazed doors, base units with quartz working surface, uPVC double glazed window to



side elevation, high quality engineered oak flooring and modern column radiator.

Kitchen Area

Comprehensively equipped with an outstanding contemporary range of high quality base and wall mounted units, quartz working surfaces, peninsular dining counter, full height cupboards incorporating full height integrated fridge and full height freezer, integrated dishwasher, integrated wine cooler, NEFF hide and slide built-in electric oven with warming drawer beneath, further NEFF hide and slide built-in electric oven, four ring induction hob incorporating central filter system, underslung sink with mixer tap, uPVC double glazed windows overlooking rear garden and fine far reaching views, engineered oak flooring and attractive ceiling design.

From the Living/Family/Dining Area an oak glazed door leads to:

Utility Room

With base and wall mounted units, quartz working surface and upstands, underslung sink with mixer tap, plumbing for washing machine, space for further appliance, engineered oak flooring and a uPVC double glazed door to outside.

An attractive seagrass carpeted oak and glazed staircase ascends to:

First Floor Landing

With seagrass carpeting, high ceiling incorporating access to loft space, uPVC double glazed window and an oak door leads to:

Master Bedroom 12' 1" max x 12' 1" max (3.68m max x 3.68m max)

Beautifully appointed with a uPVC double glazed window to front elevation providing lovely aspects over far reaching countryside, radiator, built-in wardrobes incorporating lighting, seagrass carpeting and an oak door leads to:

Contemporary En-Suite Shower Room

With a large walk-in shower enclosure, vanity wash basin incorporating drawers beneath, WC, tiled walls, tiled flooring, chrome towel radiator, extractor and LED sensor mirror.

Bedroom Two 14' 0" x 11' 5" (4.26m x 3.48m)

With a uPVC double glazed window to rear elevation providing lovely aspects over the rear garden and fields beyond, built-in wardrobe incorporating lighting, seagrass carpeting and radiator.

Bedroom Three 16' 6" x 9' 6" (5.03m x 2.89m)

With a uPVC double glazed window to front elevation, built-in wardrobe incorporating lighting, seagrass carpeting and radiator.



Bedroom Four 11' 4" x 9' 7" (3.45m x 2.92m)

With a uPVC double glazed window to rear elevation, built-in wardrobe incorporating lighting, seagrass carpeting and radiator.

Contemporary Bathroom

Delightfully appointed with high ceiling incorporating a solar light, vanity wash basin with cupboards beneath, WC, large panel bath incorporating shower tap, large shower cubicle, tiled walls, tiled flooring, chrome towel radiator, extractor and LED sensor mirror.

Externally

Chime House stands in a great position within the village and benefits from excellent parking facilities with ample space for a motorhome or similar if required. The rear garden is predominantly laid to lawn with an extensive paved patio and enjoys lovely aspects over open fields.

Tenure

Freehold.

Services

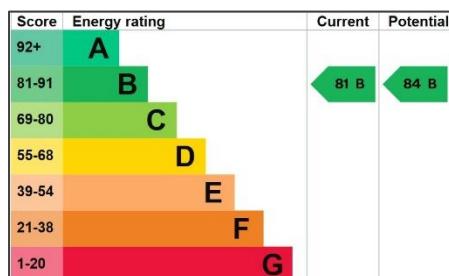
17 solar panels (separate heating controls for both floors - app control), 10kw battery for solar storage, shared septic tank with Grey House (new), electricity (WIFI app controlled), EV charger and mains water (not tested by Cheshire Lamont).

Viewings

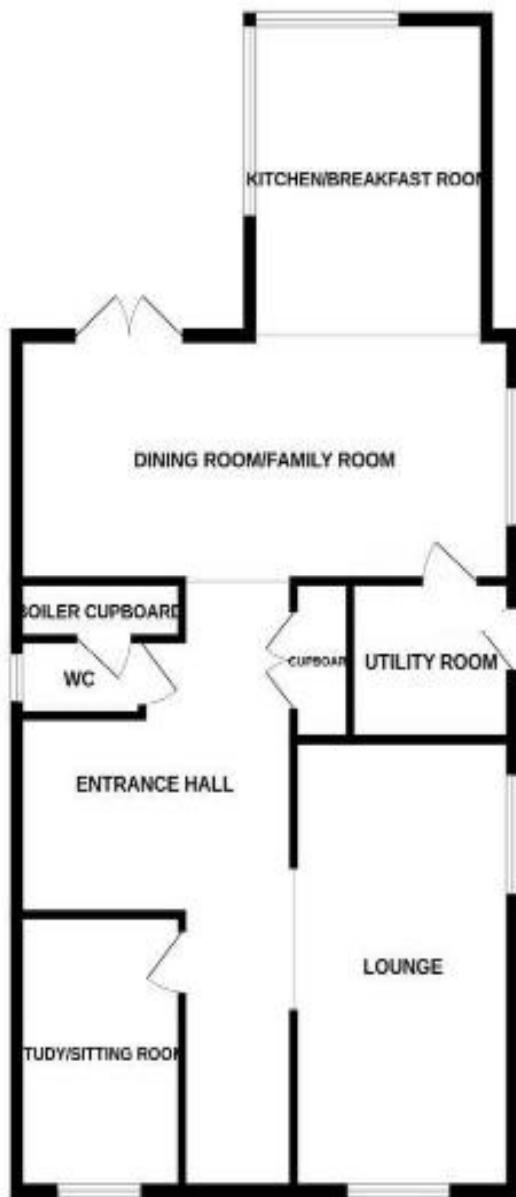
Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along Wellington Road, onto Audlem Road and continue towards Audlem. Enter Hankelow village and



GROUND FLOOR



1ST FLOOR





IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

Chestnut Pavilion
Tarpolely
Cheshire CW6 0UW
Tel: 01829 730700

4 Hospital Street
Nantwich
Cheshire CW5 5RJ
Tel: 01270 624441